

To Let

42 Wycliffe Road, Northampton, NN1 5JF

**Self contained sales/showroom, offices, workshop in popular Abington location
Comprising 1,350 ft² gross internal or 1,204 ft² net internal
Exclusive and unrestricted use of 900 ft² access yard
Available on flexible lease terms or possible sale**

Location

The subject property is situated on the eastern side of Wycliffe Road approximately midway between the junctions with King Edward Road and Billing Road, approximately one mile east of Northampton's town centre.

The property adjoins Heeley & Alden in a predominantly residential road but situated between the town's main professional offices location (Billing Road) and one of Northampton's most popular main road retail locations (Wellingborough Road). View map of location here: <http://www.streetmap.co.uk/map.srf?X=477253&Y=260880&A=Y&Z=115>

Description

The property comprises a two storey semi-detached purpose built property of brick construction with a comprehensively re-decked roof installed in 2005. The property has the benefit of plate glass display windows and integral glazed entrance door fronting Wycliffe Road together with side/loading access door leading into the adjacent yard area which provides unrestricted access for loading and unloading. The accommodation is laid out over ground and first floors with ample natural light to the northern and western end of the building with ground floor showroom/sales, office, workshop and toilet area together with first floor offices.

Externally the property has the beneficial use of the adjacent yard area for loading and unloading purposes, whilst there is unrestricted car parking on Wycliffe Road itself.



Services

We believe that all usual main services are connected although applicants should make their own enquiries.

Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Showroom/sales	-	424 ft ²
Workshop	-	370 ft ²
Toilet area with wc, wash hand basin, Sadia water heater		
First floor office	-	410 ft ²
Net internal area	-	1,204 ft²
Gross internal floor area	-	1,350 ft²

Use of yard area (approximately 900 ft²)

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

Planning

It is believed that the property was purpose built as a sales showroom for F Copper & Son Leather Merchants. Applicants should make their own enquiries directly of Northampton Borough Council/West Northants Development Corporation and the Joint Planning Unit – telephone 01604 837837.

Rates

Rateable value - £5,700

Showroom and premises

For further information please contact Northampton Borough Council on 01933 231691

Terms

The property is immediately available to let on flexible lease terms at a net commencing rental of £7,500 per annum exclusive which would be payable monthly in advance. A freehold sale of the property may also be considered – please speak directly to the sole agents.

Costs

Each party should bear its own costs throughout.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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Victoria Promenade
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Disclaimer

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